1124

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me this 7th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 7/7/15

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120042332 DEEDWARR
Recvd: 06/08/12 08:35 2 pgs
Fees:13.00 Taxes:111.00
20120608-0050068

ADDRESS - NEW OWNER
Garrison Baugh Unlimited, LLC
377 NW 1005 Drive
Cool Springs, FL 33071

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
07108002800

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Garrison Baugh Unlimited, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 80 on the Map of J. B. Haynies Oriental Subdivision, as of record in Book 161, page 26 & 27, Register's Office for Davidson County, Tennessee, to which play reference is here made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Nancy Ryans by Trustee's deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015436, Register's Office for Davidson County, Tennessee.
>
> The above-described property is not the place of usual residence of Grantor, herein.
>
> This is property known as 319 Duke Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of June, 2012.

Nancy Ryans
NANCY RYANS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Nancy Ryans**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2012.

NOTARY PUBLIC

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/7/2013